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ADOPTED

MEMORANDUM

July 27, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY A. WILLIAMS, ASSISTANT DIRECTOR
FOR NEIGHBORHOOD HOUSING AND DEVELOPMENT
THOMAS O'MALLEY, DIRECTOR FOR PLANNING AND DEVELOPMENT
IN SOUTH END, AND
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
REQUEST AUTHORIZATION TO EXECUTE A GRANT CONTRACT WITH
INQUILINOS BORICUAS EN ACCION, INC. (IBA) IN AN AMOUNT
OF $262,000 FOR THE DEVELOPMENT OF 640 TREMONT STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE DIRECTOR BE
AUTHORIZED TO ENTER INTO ANY AND ALL LEGAL DOCUMENTS
NECESSARY TO PROVIDE A GRANT OF $262,000 TO IBA UNDER
THE URGENT NEEDS FUNDS FOR SOFT COSTS ASSOCIATED WITH
THE DEVELOPMENT OF 640 TREMONT STREET

Parcel SE-116, consisting of approximately 12,960 square feet of land, is located at 640 Tremont Street in the South End Urban Renewal Area, Project MASS. No. R-56. This parcel contains the former Shawmut Congregational Church which now consists of a tower and first floor walls remains after a 1978 fire. Parcel SE-116 is included in the South End Neighborhood Housing Initiative (SENHI) program.

Inquilinos Boricuas en Accion Inc. (IBA) is requesting a grant in an amount of $262,000 from the Urgent Needs funds for soft costs which include architectural and engineering, development consultant, legal, financing fees and building permits (proposed budget attached). On October 13, 1988, the BRA authorized the Director to enter into a contract with the City of Boston to receive Urgent Needs funds in an amount of $2,197,684 for various Urban Renewal Capital improvement projects and for several housing initiatives. In December, 1988, Public Facilities Commission voted to approve IBA's Urgent Needs funding request of $262,000.

In response to the SENHI program guidelines, on October 8, 1987, IBA was granted tentative designation as redeveloper of Parcel SE-116. The plan called for the redevelopment of the partially demolished brick structure into twenty (20) residential condominium units and 3,650 square feet of commercial space with twenty-one (21) underground parking spaces. IBA was committed to reserve thirteen (13) of the units for low- and moderate-income families.

As a result of design review process, the proposed twenty (20) units were increased to twenty-seven (27) units of housing. Eighteen (18) of the units will be reserved for low- and moderate-income families. The unit sizes will consist of 1 studio, 7 one-bedroom units, 13 two-bedroom units and 6 three-bedroom units.

The total development cost is $4,505,589. IBA has successfully raised $1,108,559 in equity from a number of public and private sources. Blackstone Bank and Trust has conditionally approved the construction loan of $3,135,030 for the project.

The project has received approvals from the South End Landmark District Commission and from the Zoning Board of Appeals. The Design Development Plans have been approved by the Urban Design and Development Department. The anticiapted start of construction is September,1989.

It is, therefore, recommended that the BRA authorize the Director to execute the necessary documents, agreements, or instruments necessary to provide IBA a $262,000 grant from the Urgent Needs funds for soft costs associated with the development of 640 Tremont Street.

An appropriate vote follows:

VOTED; That the Director be authorized to execute the necessary documents, agreements or instruments necessary to provide Inquilinois Boricuas en Accion, Inc. a $262,000 grant from Urgent Needs funds for soft costs associated with the development of 640 Tremont Street in the South End Urban Renewal Area.

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Brookline Street

640 Tremont Street

West

IVANHOE

TRUMBULL STREET

FABIN STREET

EMBROIDERY CT

STEPS

SE-116

1594

1595

1603

1609

1608

1607

1606

1614

1613

1612

1611

ST. STEPHENS EPIS CHURCH

SOUTH END BR.

640 Tremont Street - Proposed Budget for Urgent Needs Funds

Architecture and Engineering, including cost estimate, site testing, and survey	$170,000
Development Consultant	$30,000
Legal, including title and recording	$20,000
Financing Fees, including loan origination fees and FNMA and MHFA approval fees	$30,000
Permits and Public Approvals	$12,000
	$262,000

SENHI (640 Tremont)

RAYMOND L. FLYNN, MAYOR

PUBLIC FACILITIES DEPARTMENT

JAN 1 3 23 PM '89

December 20, 1988

Mr. Stephen Coyle
Boston Redevelopment Authority
Boston City Hall
9th Floor
Boston, MA 02201

Dear Stephen,

I am pleased to inform you that the Public Facilities Commission voted to approve your Urgent Needs funding request on December 9. The Commissioners were satisfied with the revised scope of work you submitted.

The contract must still be approved through the City's contract process. Contact persons at PFD are Brenda Lightner (Urban Design) and Stephanie Fisher (Contracts). They will contact your staff for additional information as it becomes necessary.

I appreciate your cooperation in settling the outstanding issues around the Urgent Needs and CDBG contracts.

Sincerely yours,

Lisa G. Chapnick
Director

2549U/tca

PROJECT FACT SHEET

1. PARCEL OR PROJECT NAME:
640 Tremont Street, Parcel SE-116

2. PROJECT MANAGER /TEAM:
Maria Faria
Thomas O'Malley
Ralph Cahill

3. DEVELOPER/ADDRESS:
Inquilinos Boricas En Accion (IBA)
405 Shawmut Avenue
Boston, MA

4. SITE LOCATION:
640 Tremont Street is located on the Southeast corner of Tremont Street and West Brookline Street.

5. PARCEL DESCRIPTION:
Parcel SE-116 consists of about 12,960 square feet of land. The site formerly housed the Shawmut Congregational Church (Circa 1864). Only the tower and the first floor walls remain after a December, 1978 fire. The area of the footprint of the former church is approximately 9450 square feet. This will also be the footprint of the new structure to be built on the site. The F.A.R. is 2.88 which exceeds the allowed F.A.R. of 2.0.

6. ACTION REQUESTED:
The memorandum requests that the Director be authorized to enter into an agreement with IBA to provide a grant from the Urgent Needs funds in the amount of $262,000 to IBA for soft costs associated with the development of 640 Tremont Street.

7. PREVIOUS BOARD ACTIONS:

A. On October 8, 1987, the Board granted tentative designation to IBA as redeveloper of Parcel SE-116.

B. On December 3, 1987, Board authorized the Director to enter into a loan contract with IBA for up to $60,000 to defray the cost of clean up and debris removal from Parcel SE-116.

C. On May 26, 1988, the Board authorized the Director to grant a first mortgage lien on Parcel SE-116 as collateral security for IBA's preconstruction lenders.

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D. On August 18, 1988, the Housing Creation proposal for 640 Tremont Street was approved for a linkage commitment at a present value amount of $500,000. Federal Development Inc., the developer of 150 Federal Street, is obligated to make twelve (12) annual Housing payments in an amount of $182,083 each.

E. On March 23, 1989, the Board authorized the Director to convert the $60,000 loan which was approved at the December 3, 1987 Board meeting to a recoverable grant which was advanced to IBA for site clearance.

F. On April 17, 1989, the Board recommended approval to the Zoning Board of Appeals regarding zoning referral #Z-12864 for 7 variances and 3 forbidden use permits necessary to develop 640 Tremont Street.

8. DEVELOPMENT PROGRAM:
Inquilinos Boricuas en Accion, Inc. intends to redevelop a partially demolished brick structure on Parcel SE-116 into approximately twenty-seven (27) residential condominium units and approximately 3,650 square feet of commercial space, with approximately twenty-one (21) off-street parking spaces.

9. TOTAL DEVELOPMENT COSTS:
The total development cost has been estimated at $4,505,589.

10. ZONING:
Zoning Board of Appeals approved IBA's variances and permits with provisos, on May 30, 1989.

11. DESIGN:
The schematic design and design development plans have been approved by the staff Architect. IBA is preparing the working drawings and specifications.

12. FAIR HOUSING PLAN:
IBA has contacted Joan Smith to prepare the necessary documents needed for the Fair Housing and Marketing Plan.

13. COMMUNITY REVIEW:
Community meetings were held on August 20, 1987, January 14, 1988 and August 8, 1988 and December, 1988, to review the architectural design of the building. The concerns have been addressed by IBA. A meeting will be scheduled with the South End Historical Society to review the revised design development plans.

14. MOTIFICATION OF MONS:
John Riordan has been notified concerning this Board Memorandum.

15. TRANSPORTATION ACCESS PLAN:
A plan is not required for this project.

16. CENTRAL REGISTER NOTICE:
Notice appeared in the Central Registry, on June 30, 1987.

17. BRA APPRAISAL:
At this time it is not necessary for Pat Twohig in Real Estate Services Department to prepare or recommend an appraisal and sale price to the Board.

18. ENVIRONMENTAL CLEARANCE:
N/A

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